

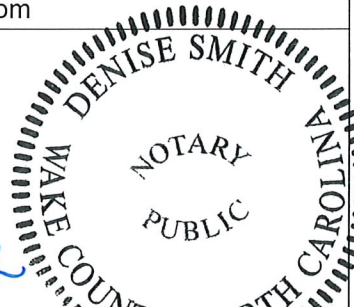
Administrative Alternates



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: 7.2 Landscape and Screening Provide an explanation of the alternate requested, along with an applicant's statement of the findings See attached Narrative Provide all associated case plan numbers including zoning and site plan: SR-17-82-17, TR # 531572	Transaction Number

Property Address 2200 Atlantic Ave., Raleigh, NC 27604		Date 12.28.17
Property PIN 1714297326; 1714298779; 1714299235; 1714390095; 1714393386	Current Zoning CX-7-PL	
Nearest Intersection Atlantic Ave. and Whitaker Mill Rd.	Property size (in acres) 18.59	
Property Owner Grubb Ventures	Phone 919.786.9905	Mail 3700 Glenwood Avenue Suite 330 Raleigh, NC 27612
	Email astoddard@grubbventures.com	
Project Contact Person Joseph Puckett	Phone 919.380.8750	Mail 421 FAYETTEVILLE ST, STE 400, RALEIGH, NC 27601
	Email jpuckett@stewartinc.com	
Property Owner Signature <i>Anne E. Stoddard</i>	Email astoddard@grubbventures.com	
Notary Sworn and subscribed before me this <u>3</u> day of <u>January</u> 20 <u>18</u>	Notary Signature and Seal <i>Denise Smith</i> 	



January 4, 2018

City of Raleigh Appearance Commission
Raleigh Municipal Building
222 West Hargett Street
Raleigh, NC 27601

Project: Raleigh Iron Works
Location: 2200 Atlantic Avenue, Raleigh, NC 27604

Administrative Alternate Narrative Explanation

Both Whitaker Mill Road and Iron Works Drive have been determined by the Planning Director to be primary streets. Due to the location of existing buildings and site topography, a service area is proposed to be located closest to Whitaker Mill Road Extension. UDO Section 7.2.5.C.1 notes that "service areas shall be located to the side or rear of buildings and must be screened from view from adjacent property or public street right of way". Because the project has two primary streets and proposes to adaptively reuse structures on site, locating the service area to the side or rear of the site is not feasible without adversely impacting the proposed pedestrian plazas and courtyards. Placing the service area at the intersection of Whitaker Mill Rd and Atlantic Ave is the least obtrusive location as it takes advantage of the grade differential between the site and the street to tuck the service area into the slope.

The proposed service area enclosure meets the findings in the following ways:

A. The approved administrative alternate meets the intent of the landscaping and screening regulations;

A. The intent of the landscaping regulations is to provide meaningful and well designed screening and buffering.

B. Tree and shrub plantings should not interfere with the safe vehicular and pedestrian circulation on the site.

The proposed alternate locates the service area that minimizes vehicular and pedestrian conflicts while also taking advantage of the natural screening offered by site topography.

B. The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans; and

The proposed alternate is consistent with Policy UD 3.8 Screening of Unsightly Uses which states that "The visibility of trash storage, loading, and truck parking areas from the street, sidewalk, building entrances and corridors should be minimized. These services should not be located adjacent to residential units and useable open space.". By locating the service area in the grade change at the corner of the site, space is made available on the site for the creation of gathering spaces consistent with Policy UD 4.1 Public Gathering Spaces which states "Encourage the development of public gathering spaces within all developments. Such spaces should be designed to attract people by using common and usable open space, an enhanced pedestrian realm, streetscape activation, and retail uses."

C. The approved administrative alternate is considered equal to or better than the standard.

The UDO only requires that service areas be screened by a solid wall and gate, not that they be located in an unobtrusive manner. This project proposes to use topography to screen the service area to the extent that it is not visible from the right of way and site the service area so as to not negatively impact the pedestrian oriented nature of the project or adjacent right of way. The proposed screening is in excess of the UDO requirements.



STEWART

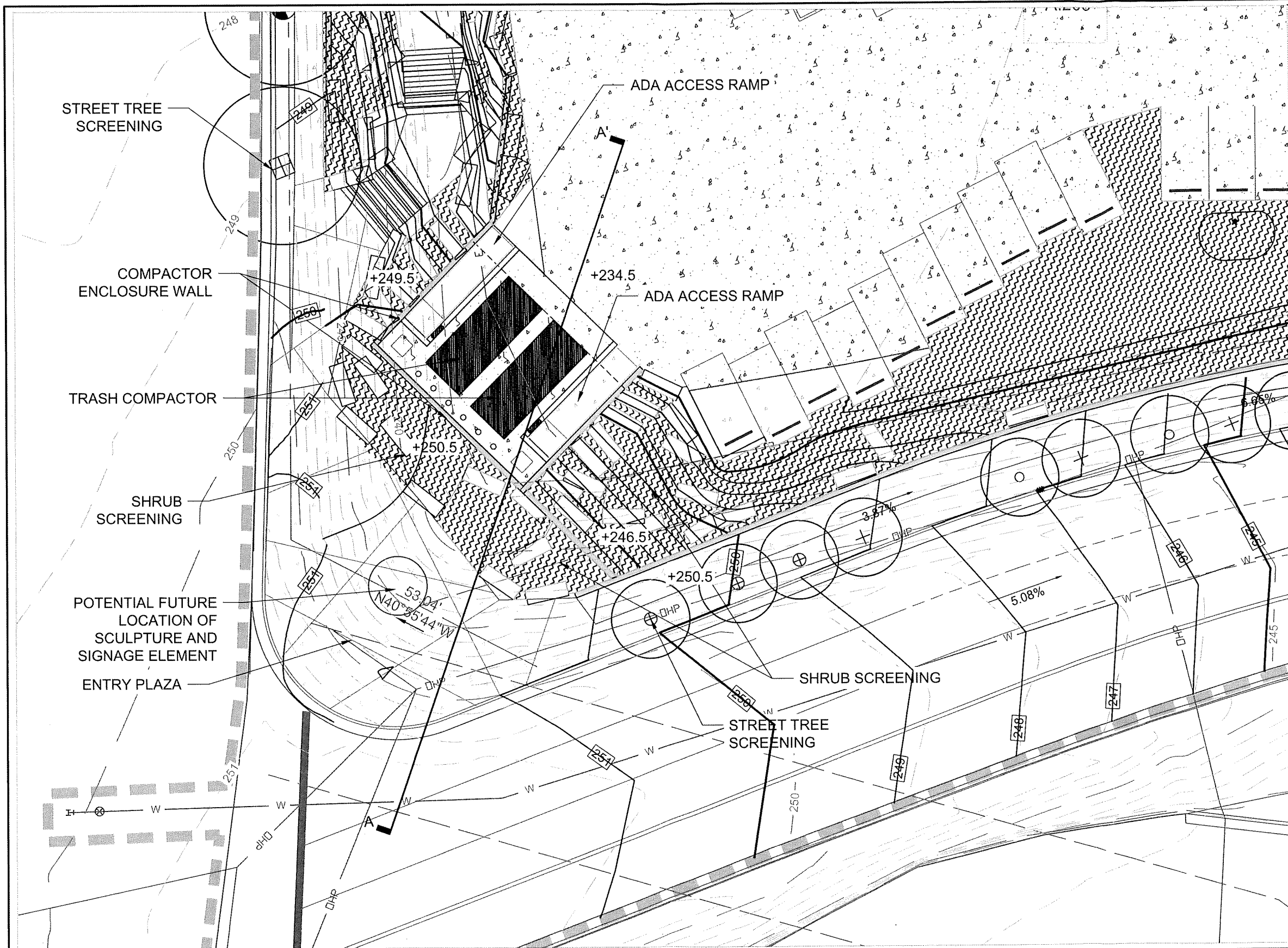
*See the following plan and section for illustration.

For additional information, please contact:

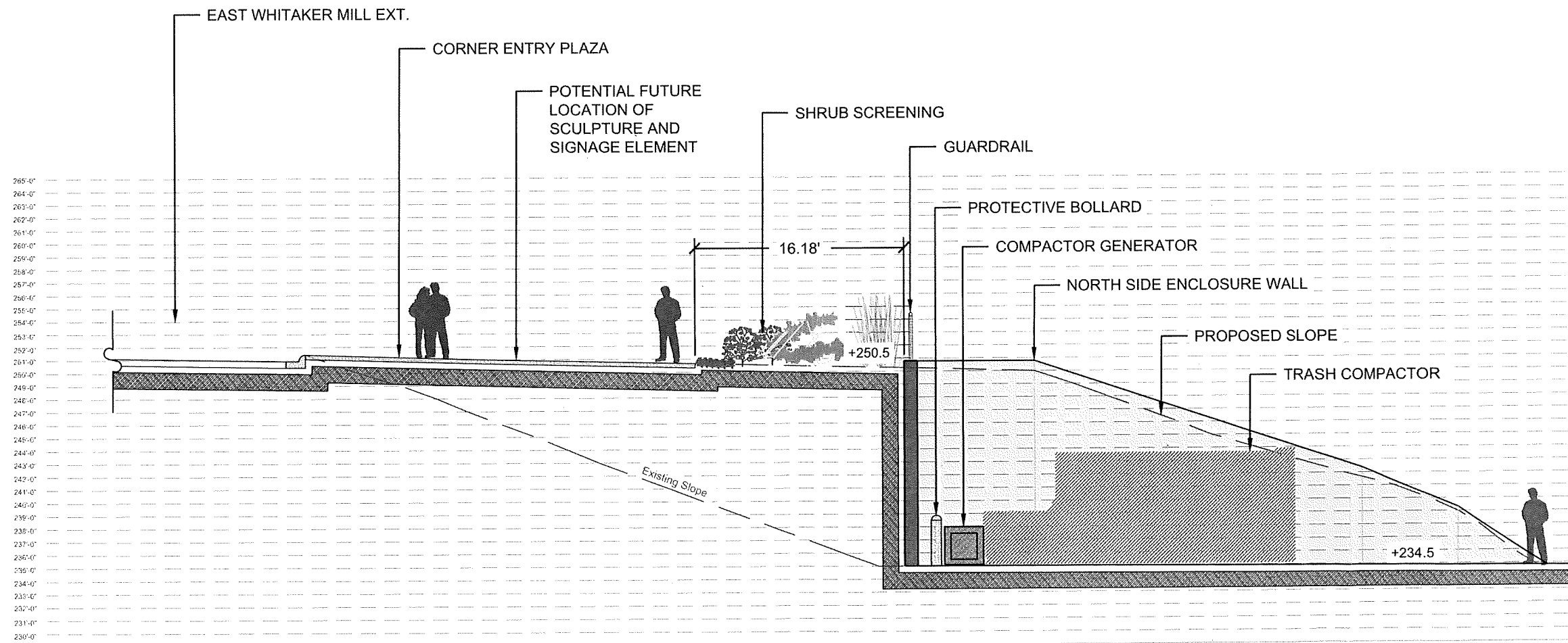
Jennifer Wagner or Michael Batts

421 Fayetteville St.
Suite 400
Raleigh, NC 27601

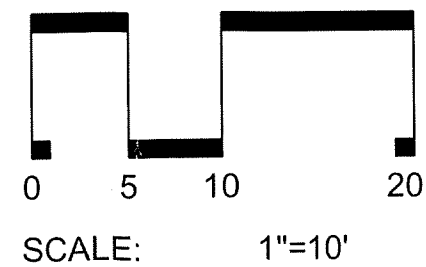
Main: 919.380.8750



RALEIGH IRON WORKS Appearance Commission Exhibit Wall Section RALEIGH, NC		Project No: 17018	Ref No: --
		Scale: 1" = 10'-0"	Date: 01.04.2018
		Drawn By: SFaber	Drawing No: --
		Checked By: --	L0.01



Appearance Commission Wall Section A-A'
Northwest Facing



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